

San Mateo County Environmental Services Agency

Planning and Building Division

County Government Center • 590 Hamilton St. • Redwood City CA 94063
Mail Drop PLN 122 • 415 • 363 • 4161

Application for Appeal

- To the Planning Commission
 To the Board of Supervisors

1. Appellant Information

Name: JAMES T. UNGER
~~RES~~
 Phone, W: 650-728-0100 H: 650-728-5264

Address: PO Box 452
1480 EAST AVE
MOUNTAIN VIEW Zip: 94037

2. Appeal Information

Permit Numbers involved:
PLN 2001-00368

I have read and understood the attached information regarding appeal process and alternatives.

yes no

I hereby appeal the decision of the:

- Staff or Planning Director
 Zoning Hearing Officer
 Design Review Committee
 Planning Commission

Appellant's Signature:

James T. Unger
 Date: Jan 29, 2002

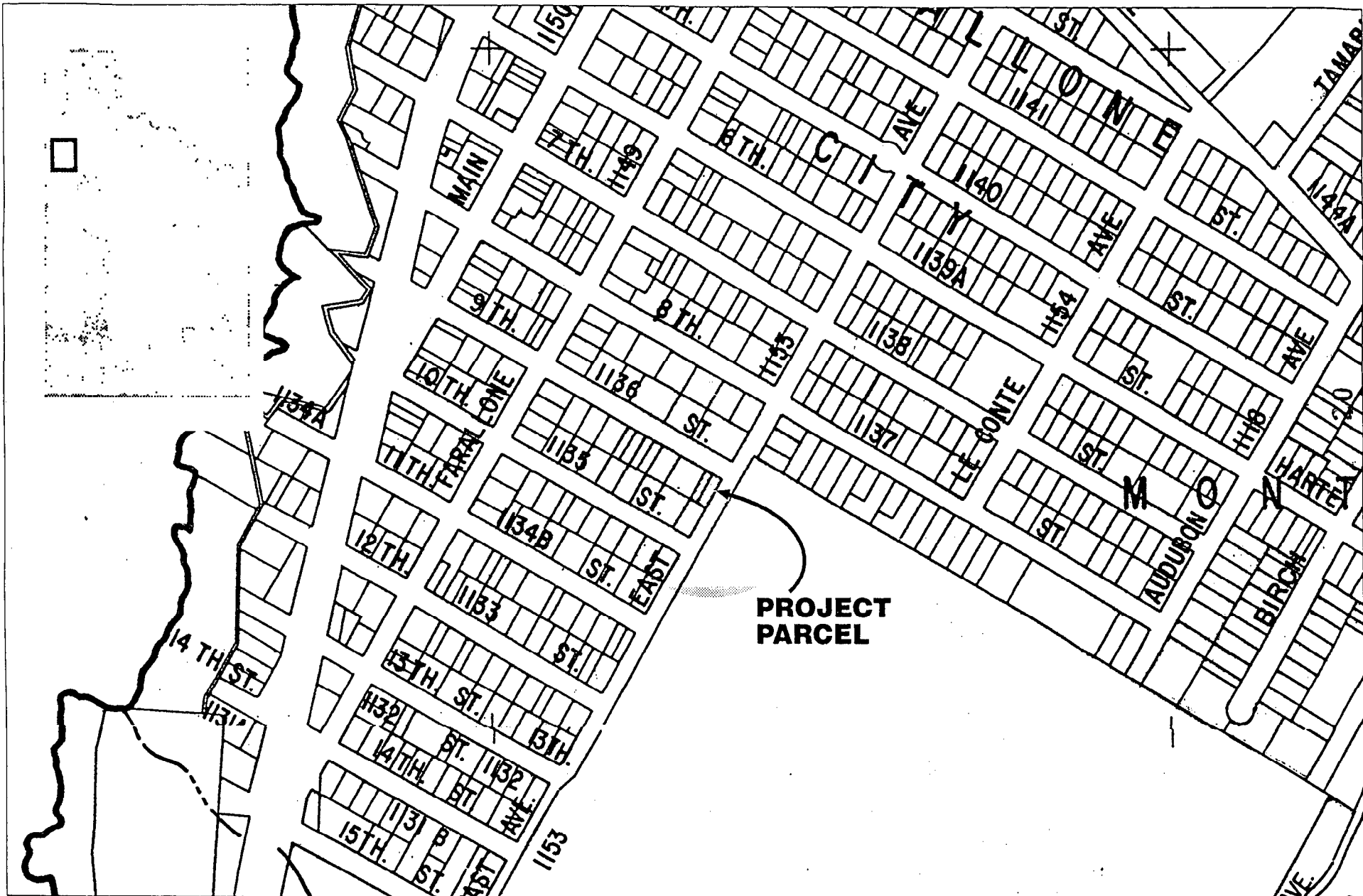
made on JAN 9 2002 to approve/deny the above-listed permit applications.

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

REQUEST THE ISSUE BE REMANDED TO PLANNING STAFF FOR FURTHER CONSIDERATION OF SEVERAL ISSUES

- 1) Proposed structure is not in harmony w/ the shape, size, and scale of adjacent buildings in the neighborhood. The planning commission was shown selected data which were not representative of the neighborhood
- 2) Parking issues were not addressed fully. This point was glossed over and several sub-issues were not considered at all.
- 3) The historical use of the property and its affect on the immediate neighborhood were not considered.
- 4) Previous problems with lot division, building permits, and surveys were ignored
- 5) Standards were applied as if each were unrelated to the others. The synergistic affect of the various aspects of the project were not addressed and considered



PROJECT PARCEL

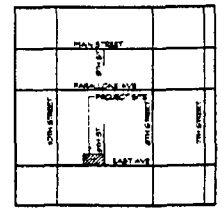
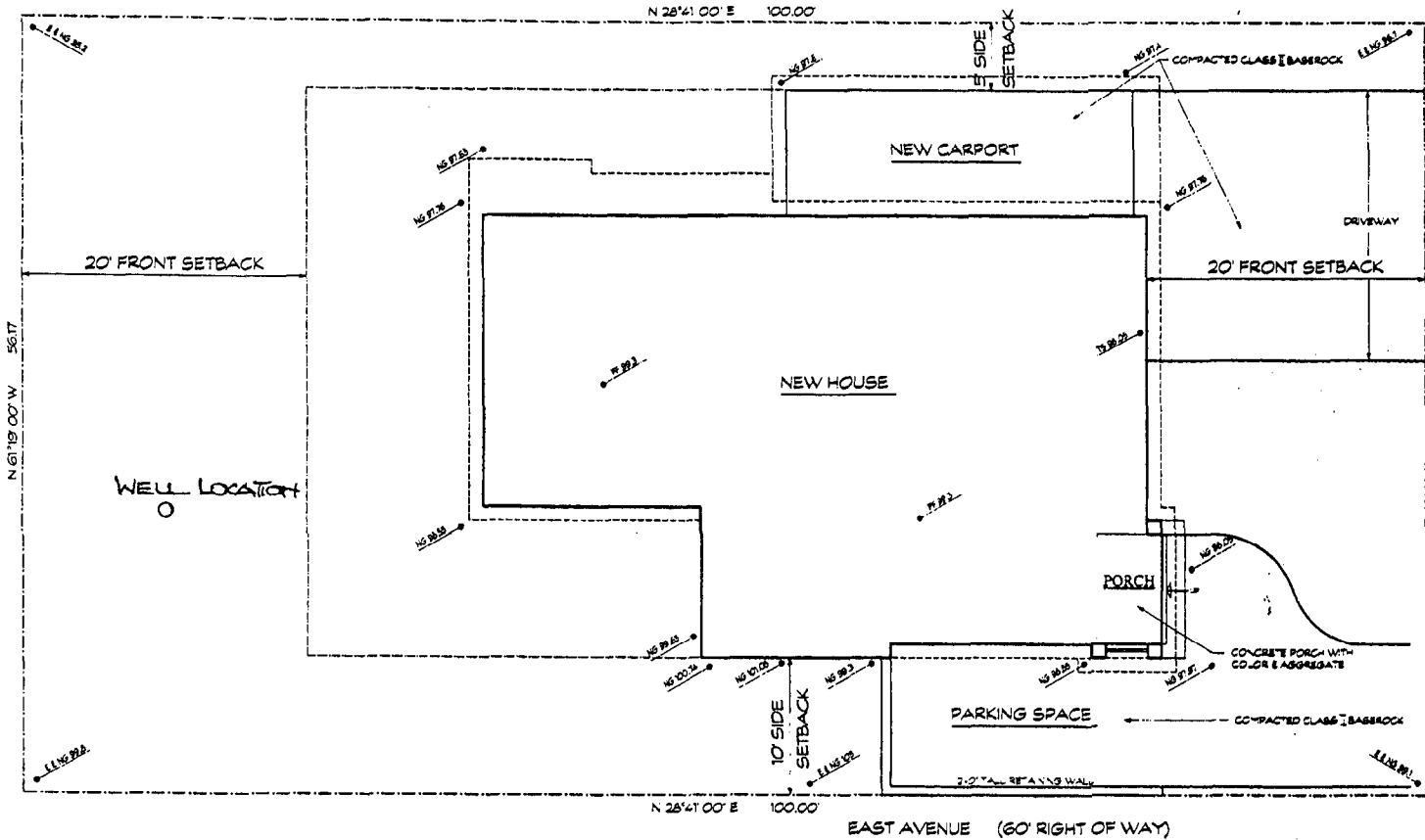
San Mateo County Board of Supervisors Meeting

Applicant: Therese Snith

File Numbers: PLN2001-00368

Attachment:





LOCATION MAP (NOT TO SCALE)

PLANNING DEPARTMENT RESTRICTIONS
GENERAL INFORMATION

PLANNING DEPARTMENT:	SAN MATEO COUNTY
APN:	536-025-060-280
ZONING:	RU 87
PARCEL SIZE:	5,877 SQ FT

HOUSE COVERAGE CALCULATIONS

DATA SUMMARY
NOTE THE SITE HAS ACCESS TO THE TOWN SANITARY SEWER
NO SEPTIC SYSTEM IS REQUIRED

5,877	SQ FT	LOT SIZE
30	%	FLOOR AREA RATIO
1,763	SQ FT	FLOOR AREA ALLOWED
33	%	PERCENTAGE OF SITE COVERAGE ALLOWED
1,966	SQ FT	SITE COVERAGE ALLOWED
688	SQ FT	2ND DWELLING UNIT (700 SQ FT ALLOWED)
314	SQ FT	MAIN UNIT 1ST FLOOR INCLUDING GARAGE & PORCH
74	SQ FT	MAIN UNIT 2ND FLOOR
204	SQ FT	MAIN UNIT 3RD FLOOR
220	SQ FT	CARPORT
238	SQ FT	SARAGE
34	SQ FT	PORCH
2,463	SQ FT	TOTAL FLOOR AREA (2,608 SQ FT ALLOWED)
1,966	SQ FT	SITE COVERAGE ALLOWED
688	SQ FT	2ND DWELLING UNIT
314	SQ FT	MAIN UNIT 1ST FLOOR
204	SQ FT	SARAGE
220	SQ FT	CARPORT
34	SQ FT	PORCH
1,845	SQ FT	TOTAL SITE COVERAGE (1,966 SQ FT ALLOWED)

DESIGN RESTRICTIONS

USES PERMITTED:
SUBJECT TO REGULATIONS A USE PERMIT, A SECOND RESIDENTIAL UNIT ON A PARCEL AT LEAST 1,000 SQ FT IN SIZE IN THE COMMERCIAL ZONE

COMMENTS DESCRIBE CHAPTER 20 SECTION 8300.2 MINIMUM BUILDING SETBACKS:
MINIMUM LOT WIDTH 50'
MINIMUM LOT AREA 8000 SQ FT

FOR SETBACKS OVER 10' IN HEIGHT, COVERAGE TOTAL OF 0.18 WITH A MINIMUM OF 3 ON ANY SIDE

COVERED PARKING IS NOT REQUIRED FOR 2ND UNIT
3 COVERED PARKING SPACES REQUIRED (CARPORT HEIGHT LIMIT 20'-0")



SITE PLAN

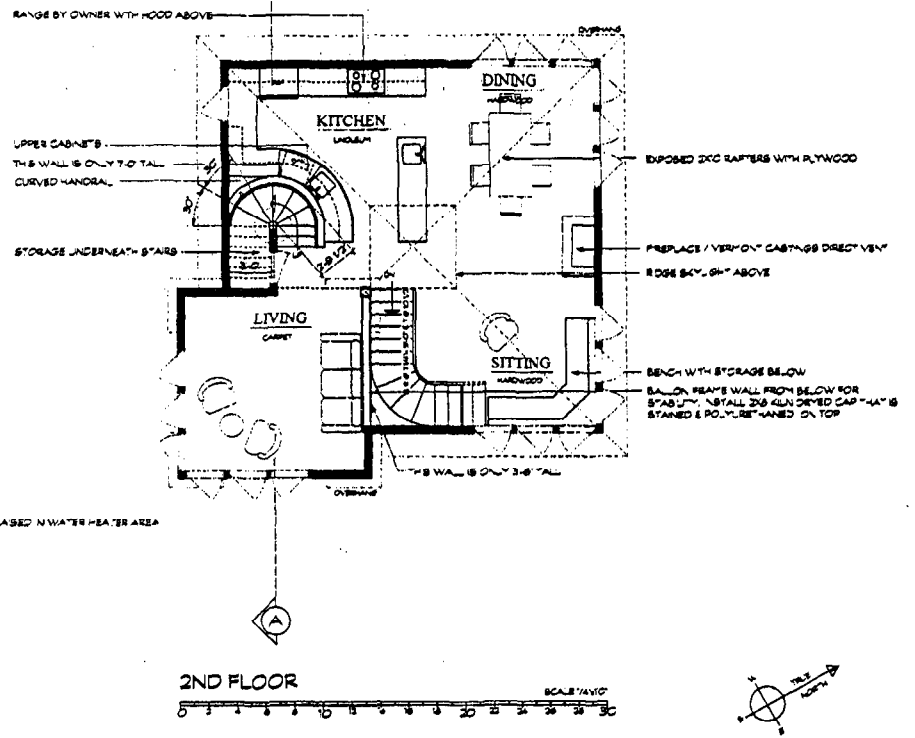
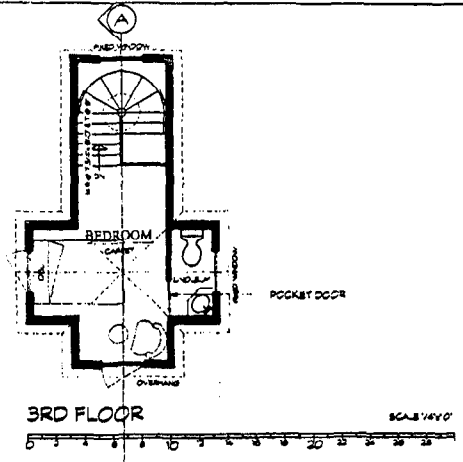
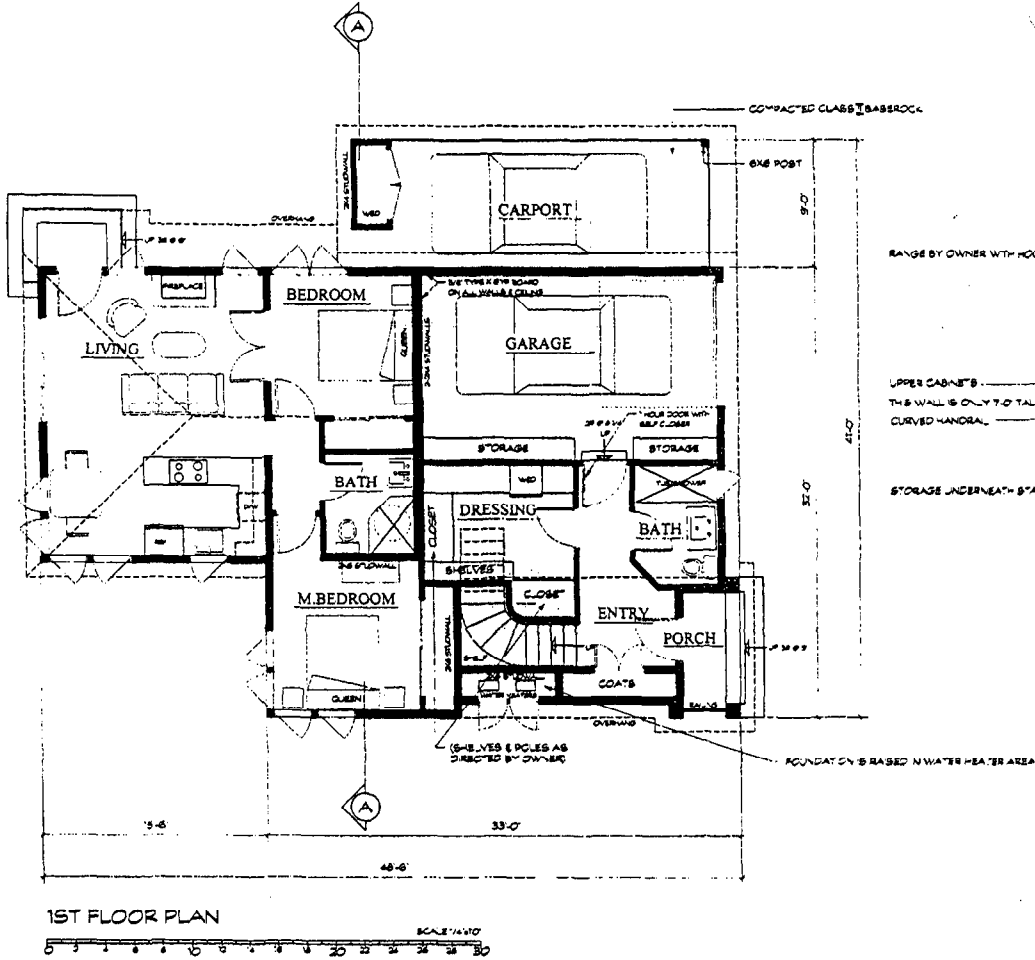
San Mateo County Board of Supervisors Meeting

Applicant: Therese Smith
File Numbers: PLN2001-00368

Attachment: D



ALL EXTERIOR WALLS ARE 2X6 U.N.O.
ALL INTERIOR WALLS ON 1ST FLOOR ARE 2X4 U.N.O.



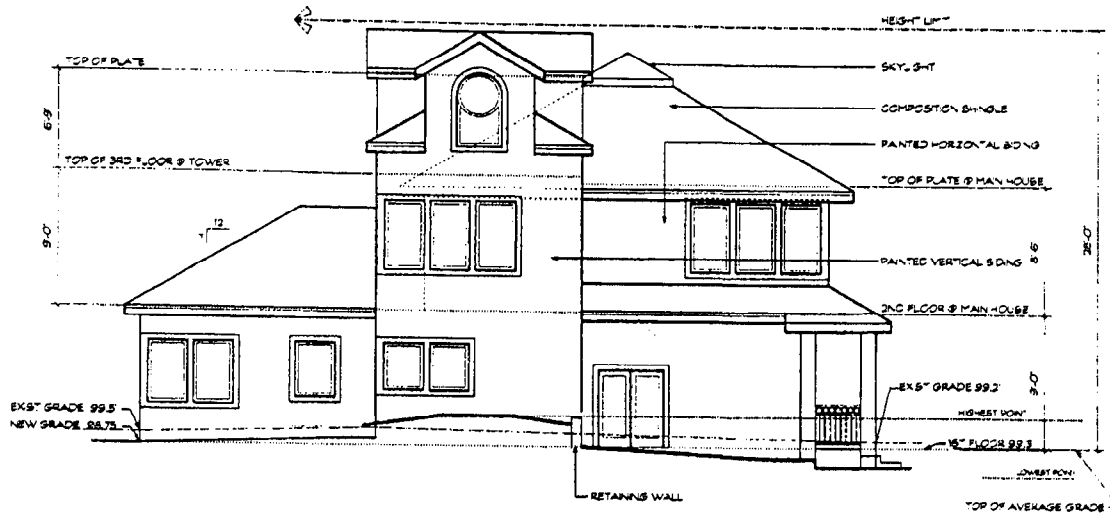
San Mateo County Board of Supervisors Meeting

Applicant: Therese Smith

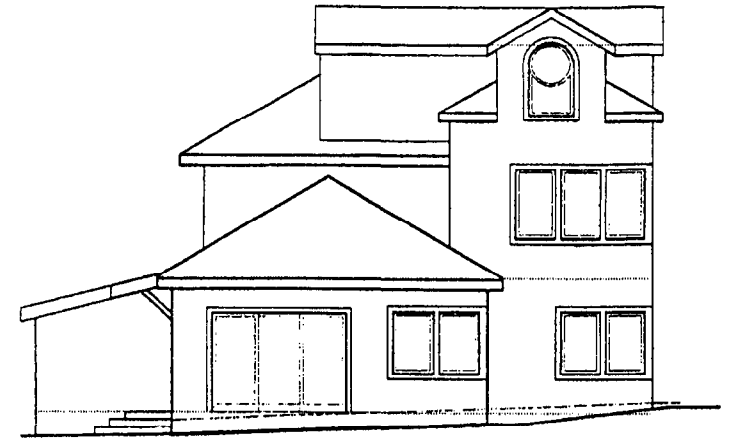
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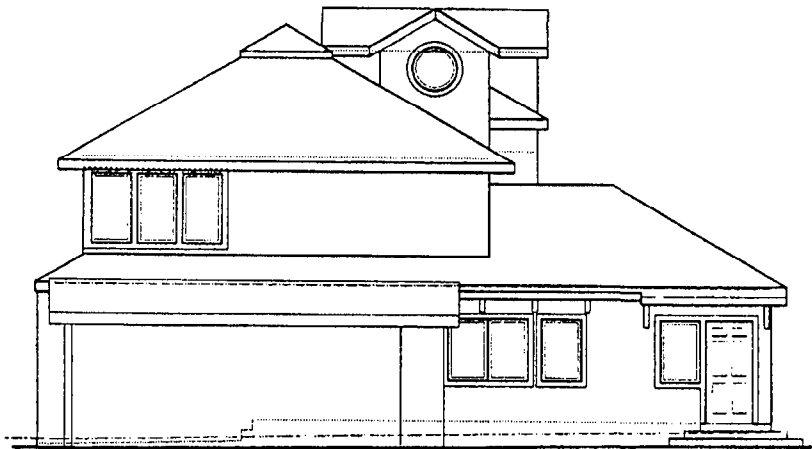




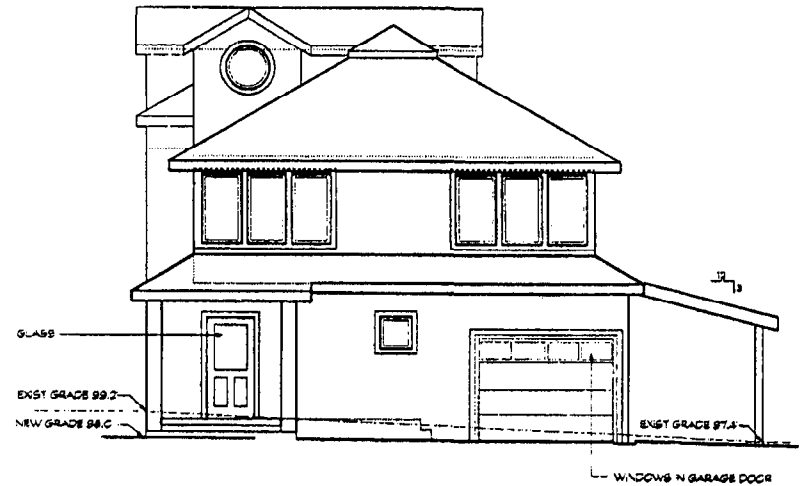
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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San Mateo County Board of Supervisors Meeting

Applicant: Therese Smith

Attachment: F

File Numbers: PLN2001-00368

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Application for Appeal

- To the Planning Commission
- To the Board of Supervisors

1. Appellant Information

Name: CHUCK KOZAK Address: PO Box 370702
KAREN WILSON → PO Box 371273
 Phone, W: 650 996-8998 H: 650 7288239 MONTARA CA Zip: 94037

2. Appeal Information

Permit Numbers involved:
PLN 2001-00368

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

- I hereby appeal the decision of the:
- Staff or Planning Director
 - Zoning Hearing Officer
 - Design Review Committee
 - Planning Commission

Appellant's Signature: *Chuck Kozak*
 Date: 9/17/01

made on AUGUST 30 2001 to approve/deny the above-listed permit applications.

3. Basis for Appeal

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

- LACK OF CONSIDERATION FOR DESIGN REVIEW AND SECOND UMC REGULATIONS
AS LISTED IN ATTACHED LETTER FROM MDCOAST COMMUNITY COUNCIL PLANNING AND
ZONING COMMITTEE LETTER -

NOTE - THIS IS AN APPEAL BY INDIVIDUALS - NOT THE MCC.

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

September 4, 2001

Fax: 2 Pages

To: **Adam Gilbert**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.4161 - FAX: 650.363.4849

re: **PLN2001-00368:** Lot Merger, CDX and Coastside Design Review for a new 3-story, 2483 sq. ft. house including garage and a second unit on a 5617 sq. ft. parcel at the southwest corner of 9th and East in Montara. APN 036-025-160 & 290.

Adam:

At our meeting of 8/29/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We were informed by the applicant that the owner would attend our meeting, but no one showed up to represent the project. We had the following comments:

Although the committee found the proposed house to be attractive and well designed, we had some serious reservations on the utilization of this design in this location and for the stated purposes of a second unit dwelling.

The parcel is located at the top of the ridge that sits to the south of Montara Creek, at the highest point in this part of Montara. The surrounding parcels on three sides slope downhill, and to the east is a large undeveloped tract of PAD land. It would appear that this structure would be visible from Highway 1. Because of these site conditions, we felt that a structure that was this tall, and with the reduced roof peak to accommodate the third floor bedroom would be out of character and scale. No other building in the area had this sort of height and mass – most were split or single level houses, like the one immediately to the west, the only other one prominently on the ridge line.

We thought that the tall, unbroken, 25 –27' high faces in the east and south elevations presented an incompatible design with this ridge-top setting. These faces are downplayed in the supplied color rendering by a lush landscaping, but it should be noted that where the landscaping would be, the plans show a parking space against the east side of the building that would prohibit any use of vegetation for this purpose.

Because of the above, we felt that the little attention had been given to site sensitive design. This feeling was furthered by the fact that this house was originally designed for a different location, in a much different topography, and reviewed by our committee (with

the same color rendering) over a year ago. (I will forward a copy of those comments to you as soon as I can find them in the files, as I have no PLN or APN number to reference to).

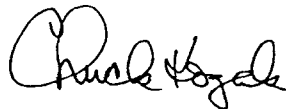
We also found the main & second units situation to be puzzling – from the looks of the plans submitted, the main unit (as it is connected by a doorway to the enclosed garage) is one bedroom, hence the single car garage. The single, small bedroom is on the top (third) floor – it's associated bathroom and dressing area are on the bottom floor, immediately adjacent to the main entrance and the inside garage door. We found it odd that the design would require one to descend three floors, passing through the kitchen and dining area, and past the front door, to take a shower and get dressed.

The second unit, on the other hand, has two full-sized bedrooms, but only one carport space, as required in the regulations. A third, uncovered parking space is provided on the east side, but it has no direct access to the second unit.

We found this to be playing “fast & loose” with the parking requirements – this is essentially a 3-bedroom house that could create the need for parking 4 to 5 cars that, through use of a carefully designed “second-unit” circumvents the regular parking requirements for what would normally be three dedicated spaces. This leaves us in a curious place – often we make recommendations for internal and structural changes to designs to minimize their potential for being used easily for illegal second-units, Here, the impracticality of the main unit leads us to the concern that the house might be converted to a single-family unit with inadequate parking.

With the above comments, we find that although the proposed building meets the numeric zoning requirements, we cannot recommend approval because of the tall and dominant design, poor site-sensitivity, and the potential for inadequate parking.

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak, MCC Planning and Zoning Committee Chair
POB 370702, Montara CA 94037
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com